

LESSEE

LEASE NO.

NAME: GALVIN FLYING SERVICE, INC.

FIELD ADDRESS: 7205 Perimeter Road

CONTACT: James B. Galvin, President

PHONE: 763-0350

TYPE OF AGREEMENT: LEASE MONTH-TO-MONTH X CONCESSION AGREEMENT OTHER

EFFECTIVE: 8-7-73 THRU Month-to-Month LENGTH:

DESCRIPTION OF PROPERTY: County Building No. 7151, SW corner County Hangar No. 1

USE: Flight operations administrative space

MONTHLY RENTAL: \$100.00 1st month prorated \$80.00 1 MONTHS DEPOSIT OF \$100.00

SQ. FOOTAGE: 560

@ SQ/FT/YR:

DESCRIPTION:

DESCRIPTION OF CHANGE:

EFF. DATE OF CHANGE:

UTILITIES &/OR SERVICES INCL'D IN RENT: NONE

RENEGOTIATION:

MAINTENANCE & REPAIR:

AMENDMENT:

ASSIGNMENT:

SUBLEASES:

CANCELLATION: 30 Days' Written Notice

SPECIAL PROVISIONS/ MISC. INFO:

*Terminated 4-1-79
Building demolished*

RECEIVED
AUG 17 1977
BOEING FIELD INTERNATIONAL
KING COUNTY AIRPORT

BOEING FIELD INTERNATIONAL
King County Airport
Seattle, Washington 98108

RECEIVED
AUG 17 1977

BOEING FIELD INTERNATIONAL
KING COUNTY AIRPORT

Monthly Rental Agreement

TENANT: GALVIN FLYING SERVICE, INC.

Effective Date:

August 7, 1973

ADDRESS: 7205 Perimeter Road
Boeing Field International
Seattle, Washington 98108

Phone: 763-0350

USE: Flight operations administrative space.

A G R E E M E N T

Space Rented: County Building No. 7151, comprising approximately 560 square feet, located at the southwest corner of County Hangar No. 1 (see Exhibit "A" attached).

Services Included: None.

Monthly Rental: \$100.00 per month, the pro-rated rental for the first month effective on above date shall be \$80.00

This Agreement creates a tenancy from month to month, beginning with the effective date as above written. All rents payable in advance. This Agreement may be terminated upon thirty (30) days' written notice on the part of the Tenant or the Landlord. Failure to give thirty (30) days' written notice shall render the Tenant liable for rent up to and including thirty (30) days beyond the date of cancellation of Agreement by the Landlord. Two months rent (\$ 180.00) payable upon inception of this Agreement. One month's rent to be a lease deposit and upon termination will apply to the last month's rent.

Failure to pay rent as specified herein renders this Agreement null and void and gives the Landlord the right to re-enter and repossess the premises immediately and without further notice.

This Agreement is not assignable or transferable. Subletting any portion shall not be permitted without the written consent of the Landlord.

The Tenant shall comply with all rules and regulations in force on King County Airport (Boeing Field International).

Tenant agrees to protect and save King County, its elected and appointed officials and employees while acting within the scope of their duties as such, harmless from and against all claims, demands, and causes of action of any kind or character, including the cost of defense thereof, arising in favor of Tenant's employees or third parties on account of personal injuries, death or damage to property arising out of the premises leased by Tenant or in any way resulting from the willful or negligent acts or omissions of the Tenant and/or its agents, employees or representatives.

Bosong Field International
Monthly Rental Agreement
Galvin Flying Service, Inc. - August 7, 1973.

The Tenant shall obtain and maintain continuously public liability insurance and/or other insurance necessary to comply with the hold harmless agreement incorporated herein with limits of liability not less than \$100,000 each person, personal injury; \$300,000 each occurrence personal injury; and, \$25,000 each occurrence property damage. Such insurance shall include the County as an additional insured and shall not be reduced or cancelled without thirty (30) days written prior notice to the County. The Tenant shall provide a certificate of insurance, or, upon written request of the County, a duplicate of the policy as evidence of insurance protection provided.

Tenant shall use the Space Rented for no other business or purpose other than as written above without the prior written consent of the Landlord.

Tenant shall not erect any signs or advertising or make any modification upon the Space Rented without prior written approval of the Landlord.

Landlord shall not be liable to the Tenant for claims or damages arising from any defect in the construction of or the present condition of the premises, whether known or unknown, or for damage by storm, rain or leakage.

In all hiring or employment made possible or resulting from this Agreement, there shall be no discrimination against any employee or applicant for employment because of sex, age, race, color, creed or national origin and this requirement shall apply to but not be limited to the following: employment, advertising, lay-off or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. No person shall be denied, or subjected to discrimination in receipt of, the benefit of any services or activities made possible by or resulting from this Agreement on the ground of sex, race, color, creed, national origin, or age except by minimum age and retirement provisions. The Tenant shall be bound by the regulations of the Secretary of Transportation pertaining to non-discrimination in federally-assisted programs as delineated in 49 Code of Federal Regulations, Chapter 21, and Appendices thereto (formerly FAA Regulations, Part 15). Any violation of this provision shall be considered a violation of a material provision of this Agreement and shall be grounds for cancellation, termination or suspension in whole or in part, of the Agreement by the County and may result in ineligibility for further County agreements.

The foregoing conditions are mutually agreed to by the Tenant and the Landlord.

TENANT:

GALVIN FLYING SERVICE, INC.

By Bill Galvin

Title Pres

Date 8/17/73

APPROVED - AIRPORT MANAGER

By Donald W. Smith

Title Airport Manager

Date 8/17/73

LANDLORD:

County of King, State of Washington

By Donald W. Smith

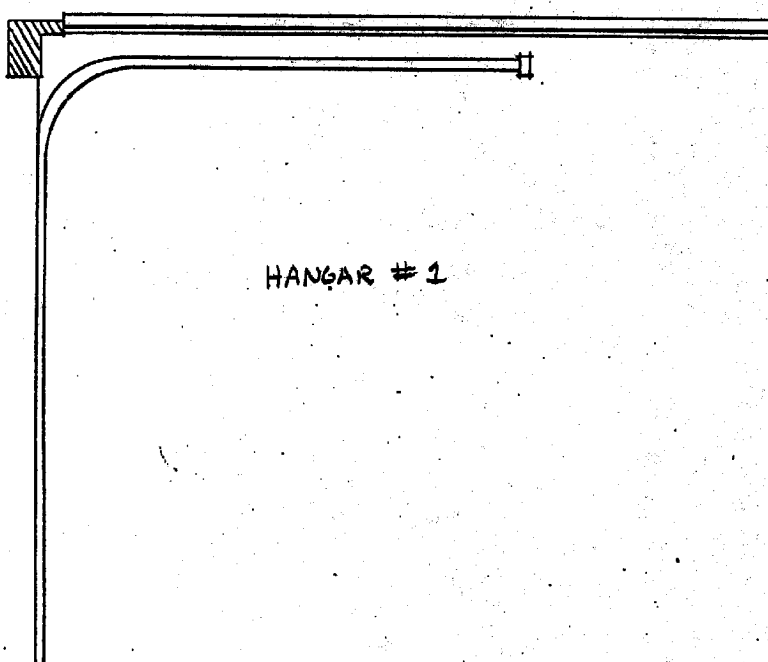
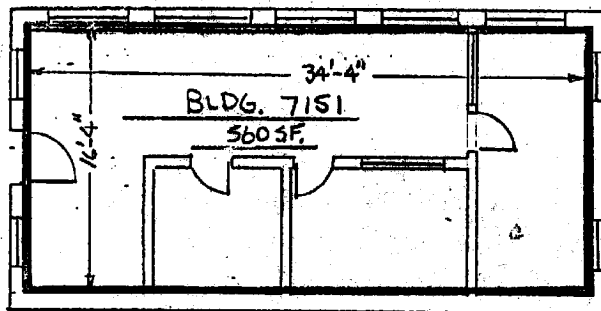
Title Deputy County Administrator

Executed on the 18 day of October, 1973.

APPROVED AS TO FORM & LEGALITY
PROSECUTING ATTORNEY

By J. Richard Quirk

Date Aug 24, 1973



BOEING FIELD INTERNATIONAL
KING COUNTY AIRPORT
SEATTLE, WASHINGTON

PLACE BUILDING 7151

TENANT GALVIN FLYING SERVICE

DATE 8-7-73 SCALE $\frac{1}{8}"=1'-0"$ EXHIBIT "A"

8-17-1941

If at any time during the life of this lease the Lessee shall fail to use the same for the purposes leased, without first obtaining permission in writing from the Board of County Commissioners so to do, this lease shall be void.

This lease shall not be assigned unless such assignment shall first be authorized by resolution of said Board of County Commissioners and the consent in writing of at least two members of said Board of County Commissioners be endorsed upon this lease.

If at any time during the term of this lease the Lessee shall fail to pay the rentals herein stipulated, then the Lessor, by and through its Board of County Commissioners, upon ten (10) days' written notice to the Lessee, or the persons in possession of said premises, shall have the power and right to declare this lease forfeited, and any improvements placed upon the property by the Lessee shall then become the property of the Lessor.

In the event of the forfeiture of this lease under any of the terms and conditions herein contained, all of the rentals paid under this lease shall be forfeited to the Lessor and shall be and remain the property of the Lessor as liquidated damages; and the Lessee, or its assigns, shall have no right to remove any of the improvements upon said leased premises at the date of said forfeiture, and upon such forfeiture the Lessor shall have the right to reenter said premises and take full and absolute possession thereof.

This lease may, at the option of the Lessee be renewed upon the terms and conditions herein specified, provided

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notice be given in writing to the Lessor at least sixty (60) days before this lease expires.

The Lessee shall have the right, during the existence of this lease, to make alterations, attach fixtures and erect additional partitions, in or about the premises hereby leased, provided such alterations, structures, or partitions shall not depreciate the value of the premises, including the buildings thereon.

The Lessee agrees to construct a building upon the property above described, the construction of said building on said tract to be supervised by the County Road Engineer, the plans and specifications of said building to be submitted to the County Road Engineer of King County for his approval, the building so erected to be maintained by the Lessee in good condition and the appearance of said structure to be at all times kept in the same condition as other adjacent buildings owned and operated by the Lessor.

The Lessee also agrees that at the termination of the period of this lease it will remove said building from said tract, should the Lessor so request.

The Lessee also agrees that the building will be used for the housing of office workers employed in connection with the Washington Aircraft and Transport Corporation, and for no other purpose.

IN WITNESS WHEREOF, The parties hereto have caused these presents to be duly executed by their proper officers duly authorized so to do and attested by their respective

corporate seals, the day and year first above written.

WASHINGTON AIRCRAFT AND TRANSPORT CORP.

By

A. M. McNelly

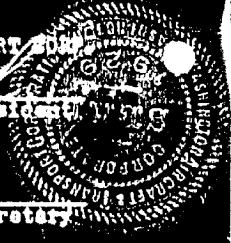
President

Attest:

By

Gilbert R. Cook

Secretary



COUNTY OF KING, STATE OF WASHINGTON

By

Em Smith

[Signature]
Board of County Commissioners of
King County, Washington

ATTEST:

By

ROBERT A. MORRIS

Clerk of the Board

By

Charles H. Kennedy
Deputy

8-17-41